

Application for Architectural Review Board

* This application must be filled out completely and signed before submittals are placed on the ARB agenda.

The purpose of Architectural Review Board shall be to two-fold; to develop architectural and design guidelines for the City of Ladue in accordance with section 110-70 and to apply those guidelines in reviewing projects within the City as to whether or not the project adheres to such guidelines.

APPLICANT INFORMATION
Name of Applicant:
Phone #: 618-420-5798
Email address of Applicant (for review comments): JCANNON @ BENDARCHITECTS. COM
PROJECT PROPERTY INFORMATION
Address for proposed work: 7 WHITEGATE LANE
Zoning District: Parcel ID # (St. Louis county record): 18L 340223
DESCRIPTION OF PROPOSED PROJECT: NEW SINGLE FAMILY RESIDENCE
Additional Information:
 Professionally sealed plans are not required for ARB review. Plans for projects involving alterations and repairs, which do not affect the outward appearance of a building, and existing decks, fences, window replacements and roofing shingle replacements shall not require approval of the Architectural Review Board. Revised plans with any changes predicated by the ARB will need to be submitted with the building permit application to the Department of Planning and Development with final trustee approval (if applicable.) Projects approved by ARB should be submitted for building permits within 180 days or the ARB approval may become void.
By signing this application, you acknowledge that by submitting an incomplete application, your petition will not be added to the meeting agenda.
* This application and review for City of Ladue building permitted purposes only. Please be aware of any additional
covenants and indentures which may be recorded with your subdivision.

- UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS AND THEREFORE THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. IT IS POSSIBLE THAT THERE MAY BE OTHER, THE EXISTENCE OF WHICH IS PRESENTLY NOT KNOWN OR SHOWN. IT IS THE CONTRACTORS RESPONSIBILITY TO DETERMINE THEIR EXISTENCE AND EXACT LOCATION BEFORE EXCAVATION OF TRENCHING TO AVOID DAMAGE THERETO.
- 2. ALL DEMOLITION DEBRIS SHALL BE REMOVED FROM THE SITE AND PROPERLY DISPOSED OF
- THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS NOT TO DAMAGE ANY EXISTING SITE FEATURES TO REMAIN. IF ANY DAMAGE OCCURS, THE CONTRACTOR SHALL CONTACT THE OWNERS REPRESENTATIVE IMMEDIATELY. THE CONTRACTOR SHALL REPAIR ALL DAMAGED ITEMS TO THE
- CONTRACTOR SHALL CLEAN PUBLIC RIGHT-OF-WAY AND STREET DAILY DURING CONSTRUCTION
- SANITARY SEWER SERVICE: NEW SANITARY SEWER LATERAL SHALL BE 6" PVC SLOPED AT 2% MINIMUM. FOLLOW ALL MSD STANDARDS FOR ROLL-IN WYE, TRENCHING AND BACKFILL. CONTRACTOR SHALL MAINTAIN A MINIMUM OF 3 FEET OF COVER OVER THE PROPOSED SEWER LATERAL. NO SEWER MAIN
- WATER SERVICE: NEW WATER SERVICE SHALL BE 1" WITH STANDARD RESIDENTIAL METER ACCORDING TO THE ST LOUIS CITY WATER STANDARDS. THE CONTRACTOR SHALL COORDINATE WITH ST LOUIS CITY WATER TO DETERMINE THE SIZE OF EXCAVATION NECESSARY FOR INSTALLATION OF THE 1" WATER SERVICE LINE, VALVE AND TAP. THE CONTRACTOR IS RESPONSIBLE FOR ALL EXCAVATION, BACKFILL, AND THE SUPPLY AND INSTALLATION OF THE VALVE BOXES AND APPROPRIATE FRAME AND COVERS
- GAS SERVICE (IF INSTALLED): SPIRE GAS COMPANY SHALL DESIGN AND CONSTRUCT GAS METER AND NEW GAS PIPING FROM THE BUILDING TO THE EXISTING GAS MAIN. CONTRACTOR TO PROVIDE GRANULAR BACKFILL IN ALL TRENCHES LOCATED BENEATH EXISTING OR FUTURE PAVEMENTS.

	AREA (SF)	COVERAGE	ACRES	PI	CFS	
ROOF	3,096.27	7.24%	0.071	4.20	0.299	-
POOL	0.00	0.00%	0.000	0.00	0.000	
PAVEMENT	5,179.96	12.12%	0.119	3.54	0.421	
LAWN	34,474.33	80.64%	0.791	1.70	1.345	
TOTALS	42,750.56	100.00%	0.981		2.065	•

	AREA (SF)	COVERAGE	ACRES	PI	CFS	
ROOF	4,077.75	9.54%	0.094	4.20	0.393	_
POOL	0.00	0.00%	0.000	2.50	0.000	
PAVEMENT	5,963.20	13.95%	0.137	3.54	0.485	
LAWN	32,709.61	76.51%	0.751	1.70	1.277	
TOTALS	42,750.56	100.00%	0.981		2.154	_

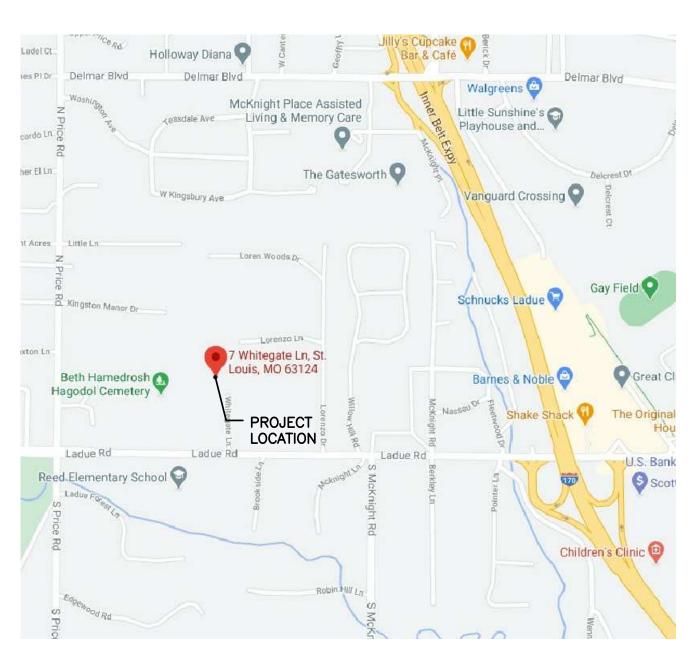
0.080 CFS OF ADDITIONAL STORMWATER RUNOFF NEEDS TO BE MITIGATED

15YR 20MIN VOLUME = $0.080 \times 20 \times 60 = 96.0$ CUBIC FEET

15YR 20MIN VOLUME = 0.096 x 20 x 60 = 115.2 CUBIC FEET

FLO-WELL DRY WELL VOLUME = 50 GALLONS = 6.68 CUBIC FEET

ANY FUTURE LAND DISTURBANCE AND/OR INCREASE IN IMPERVIOUS AREA ON THIS SITE MAY REQUIRE ADDITIONAL STORMWATER MANAGEMENT PER MSD REGULATIONS IN PLACE AT THAT TIME (INCLUDING TOTAL LAND DISTURBANCE AND/OR IMPERVIOUSNESS ADDED ON THIS PLAN.)



LOCATION MAP

BASEMAP 18L MSD REF. NO. 21MSD-00000

MB Engineering, Inc. 14851 Remington Rd. Marion, IL 62959 (314) 368-3040



chael A. Buescher, P.E. Civil Engineering Missouri P.E. E-2001018714

B Engineering, Inc. Missouri Authority No.

Professional Engineer's seal affixed to this s licates that the named Engineer has prepared irected the preparation of the material shown or on this sheet. Other drawings and documents no xhibiting this seal shall not be considered prep by or the responsibility of the undersigned.

PROJECT REVISION:

DATE: DESCRIPTION:	02-12-21 FOR REVIEW	02-16-21 OWNER COMMENTS			
): DATE	02-12-	02-16-			

ani Whitegate
Ladue, MO 6312

DATE: 02-12-21 DRAFTED BY: MB APPRVD. BY: KB

> SHEET TITLE: SITE PLAN

SHEET NUMBER:

PROJECT NO: 20-483

BUILDING SPECIFICATIONS - 2015 IRC

DIMENSIONS:

DESIGN CRITERIA:

I. DRAWING DIMENSIONS GOVERN OVER SCALE. VERIFY ALL ROUGH OPENING DIMENSIONS FOR SELECTED DOORS, WINDOWS AND MECHANICAL REQUIREMENTS BEFORE CONSTRUCTION BEGINS.

YARD LUMBER		SO. PINE NO. 2	STF	RUCT. LAM. WOOD BEAM
Fv = 90 F E = 1,500,000 PSI	-	2xl0 Fb = 1050 PSI 2xl2 Fb = 975 PSI SO. PINE NO. 1 2xl0 Fb = 1300 PSI 2xl2 Fb = 1250 PSI	Fb Fv E	= 2,600 PSI = 285 PSI = 2,000,000 PSI
	ROOFS	FLOC	ORS	BALCONIES
	(WOOD OR ASPHALT SHINGLES)	WOOD. CARPET OR VINYL	CER_TILE SLATE, OR STONE	SPACED DECK
	10			

MINIMUM SOIL BEARING PRESSURE - 1,500 PSF (2,000 PSF IF CERTIFIED BY A LOCALLY REGISTERED SOILS ENGINEER.

CONCRETE:

 MINIMUM COMPRESSIVE STRENGTH OF CONCRETE SHALL BE: 2500 PSI – BASEMENT SLABS AND FOOTINGS. 3000 PSI – BASEMENT WALLS AND FOUNDATION WALLS 3500 PSI – PORCHES, WALKS, PATIOS, STEPS, GARAGE AND CARPORT FLOOR SLABS AND DRIVEWAYS 2. PLACE CONCRETE SLABS ON 4" OF COMPACTED GRAVEL FILL WITH 6"x6" - W 1.4 x W 1.4 WIRE MESH REINFORCEMENT. ALL SLABS UNDER INTERIOR FINISHED AND HEATED LIVING SPACES SHALL BE PLACED ON 6 MIL POLYETHYLENE VAPOR BARRIER WITH A MINIMUM OF 6" LAPPED JOINTS. 3. PROVIDE $1\!\!/2''$ EXPANSION JOINT MATERIAL BETWEEN ALL CONCRETE SLABS AND ABUTTING CONCRETE OR MASONRY WALLS OCCURRING IN EXTERIOR OR UNHEATED SPACES OR AREAS.

4. CONCRETE FOR ALL BASEMENT WALLS, FOUNDATION WALLS, PORCHES, WALKS, PATIOS, STEPS, GARAGE AND CARPORT FLOOR SLABS AND DRIVEWAYS SHALL BE AIR-ENTRAINED.

STRUCTURAL:

I. IF TRUSSES ARE SPECIFIED ON THE PLANS, THE TRUSS MANUFACTURER SHALL SUBMIT SHOP DRAWINGS AND/OR STRESS AND LOAD CALCULATIONS (DIAGRAMS) FOR CONTRACTORS APPROVAL PRIOR TO CONSTRUCTION, DIAGRAMS SHALL BEAR SEAL OF REGISTERED ENGINEER IN THE STATE IN WHICH THE STRUCTURE IS BUILT.

2. INSTALL RAFTER OR TRUSS TIE-DOWNS (SIMPSON #H7Z OR EQUAL) AT EACH TRUSS OR RAFTER BEARING POINT. TRUSSES SHALL BE NAILED TO THE TOP PLATE OF THE WALL WITH 3-16d NAILS TOE-NAILED WITHOUT SPLITTING THE END OF THE TRUSS. 3. SOLID WOOD BEAMS SHALL HAVE AN ALLOWABLE BENDING STRESS OF 1,500 PSI AND A MODULUS OF ELASTICITY OF 1,760,000 PSI. COMPOSITE WOOD BEAMS (CONSTRUCTED OF 3 OR MORE MEMBERS) AND REPETITIVE MEMBERS (e.g. JOISTS & RAFTERS) SHALL HAVE AN ALLOWABLE BENDING STRESS OF F. x1.15 PSI AND A MODULUS OF ELASTICITY OF 1,500,000 PSI. CHANGES IN MEMBER SIZE OR STRUCTURAL CHARACTERISTICS WILL ALTER THE INTEGRITY OF THE FLOOR AND ROOF SYSTEM.

4. ALL STRUCTURAL PANELS (PLYWOOD, WAFER-BOARD, COMPOSITE, PARTICLE BOARD, ORIENTED STRAND BOARD) SHALL BEAR THE BASIC GRADE TRADEMARKS OF THE AMERICAN PLYWOOD ASSOCIATION. 5. ALL STRUCTURAL STEEL BEAMS AND COLUMNS SHALL CONFORM WITH THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION SPECIFICATIONS A36. 6. MASONRY VENEER SHALL BE ATTACHED TO SUPPORTING WALL WITH CORROSION-RESISTANT METAL TIES. TIES SHALL BE SPACED NOT MORE THAN 16° ON CENTER HORIZONTALLY AND NOT MORE THAN 16° ON CENTER VERTICALLY. 7. ALL MASONRY OVER WALL OPENINGS SHALL BE SUPPORTED WITH ONE STEEL ANGLE FOR EACH 4" THICKNESS OF MASONRY SUPPORTED AS FOLLOWS WITH LONGER LEG OF ANGLE POSITIONED VERTICALLY:

ANGLE SIZE

FOUNDATIONS

1. CHECK THE DEPTH OF THE FROST LINE FOR FOOTING DEPTHS AND VERIFY FOOTING REQUIREMENTS WITH LOCAL CODE OFFICIALS. CONSULT AN ENGINEER WHEN ENCOUNTERING UNUSUAL, SUSPECT OR UNSTABLE SOIL CONDITIONS. 2. UNLESS OTHERWISE NOTED, CAST IN PLACE CONCRETE FOUNDATION WALLS SHALL NOT EXCEED 8'-0" IN HEIGHT AND HAVE A MINIMUM WALL THICKNESS OF 8". REINFORCE WITH TWO #4 HORIZONTAL BARS IN THE UPPER AND LOWER 12" SECTIONS OF WALL. FOOTINGS SHALL HAVE 2"x4" KEY OR HAVE #3 VERTICAL REBARS AT 18" ON CENTER. 3. PLACE 1/2" DIAMETER x 12" LONG ANCHOR BOLTS AT 6'-0" ON CENTER, SET A MINIMUM OF 8" INTO CONCRETE. A MINIMUM OF TWO BOLTS REQUIRED PER SECTION OF SILL PLATE. THERE SHALL BE AN ANCHOR BOLT LOCATED 4 TO 12 INCHES FROM THE END OF EACH SILL PLATE. NUTS AND 1 1/2" WASHERS ARE TO BE PROVIDED TO FASTEN THE SILL PLATE TO THE ANCHOR BOLTS. SECTION R403.16 ${\bf 4.}$ APPLY TWO COATS (MINIMUM) OF TROWELED OR SPRAYED ON WATERPROOFING COMPOUND TO EXTERIOR WALL SURFACE OF EXCAVATED AREAS. 5. FOR FOUNDATION WALL DRAINAGE, INSTALL 4" MINIMUM DIAMETER DRAINAGE TILE OR PERFORATED PIPE AT THE PERIMETER OF EXCAVATED AREAS AND BELOW FINISHED BASEMENT FLOOR SLAB ELEVATION (WHEN APPLICABLE) COVER TOP OF PIPE WITH #15 FELT AND A MINIMUM 18" COURSE OF ROCK OR GRAVEL. SLOPE PIPE TO DRAIN OR SUMP PUMP AS REQUIRED.

6. ALL GRADES TO SLOPE AWAY FROM FOUNDATION A MINIMUM OF 6" DROP WITHIN THE FIRST 10 FEET OR TO A SWALE. USE CONCRETE SPLASH BLOCK OR DRAIN PIPE AT EACH DOWNSPOUT TO DIRECT RUN-OFF AWAY FROM FOUNDATION. 7. PROVIDE TERMITE PROTECTION AS REQUIRED AND REMOVE ALL WOOD CONSTRUCTION MATERIALS FROM THE EXCAVATION NEAR THE STRUCTURE. 8. MINIMUM OF 2-#5 REINFORCING BARS AROUND ALL WINDOW AND DOOR OPENINGS IN PLAIN CONCRETE FOUNDATION AND BASEMENT WALLS. BARS SHALL EXTEND A MINIMUM OF 24" BEYOND THE CORNERS OF THE OPENINGS.

CARPENTRY:

1. UNLESS OTHERWISE NOTED ON DRAWINGS PROVIDE:

- DOUBLE HEADER JOISTS AND TRIMMERS AT ALL FLOOR OPENINGS WHERE JOISTS TERMINATE

- AN EXTRA JOIST UNDER ALL PARALLEL PARTITIONS

- DOUBLE 2x10 HEADERS WITH 1/2° RATED PLYWOOD BETWEEN, AT ALL DOOR AND WINDOW OPENINGS

- MINIMUM OF ONE ROW OF JOIST BRIDGING PER JOIST SPAN

2. FLOORS TO BE CONSTRUCTED OF 3/4" TONGUE AND GROOVE PLYWOOD GLUED AND NAILED TO FLOOR JOISTS. 3. ROOF TO BE CONSTRUCTED OF 210* MINIMUM ASPHALT SHINGLES (ADHESIVE TYPE) OR EQUIVALENT ON 15* FELT ON 1/2" C-D EXTERIOR PLYWOOD SHEATHING ON ROOF FRAMING. SHEET METAL FLASHING WHERE ROOF ABUTS ANY VERTICAL SURFACE. ALL UNDERLAYMENTS TO BE A MIN OF TYPE 1 PER ASTM-D226-95 (NO. 15 ASPHALT FELT) 4. CORNER BRACING TO BE $1/2^{\prime\prime}$ Or $3/4^{\prime\prime}$ x 48° WIDE C-D EXTERIOR PLYWOOD BOTH DIRECTIONS AT ALL CORNERS OR APPROVED DIAGONAL CORNER BRACES IN BOTH DIRECTIONS AT ALL CORNERS. 5. ALL INTERIOR WALLS AND CEILINGS ARE TO BE COVERED WITH A MINIMUM 1/2" GYPSUM BOARD WITH EXTERIOR CORNERS METAL REINFORCED. SURFACES TO BE TAPED, FLOATED (3 COATS) AND SANDED. WATER RESISTANT GYPSUM BACKER BOARD REQUIRED AROUND BATHTUBS AND SHOWERS.

6. INTERIOR WALLS AND CEILING OF GARAGE TO BE COVERED WITH A MINIMUM 5/8" FIRECODE GYPSUM BOARD. DOORS LEADING FROM GARAGE TO LIVING SPACE SHALL BE 3/4 HOUR FIRE RATED. FIRESTOP ALL DUCT CHASES, BULKHEADS, LAUNDRY CHUTES, METAL FLUES AND ALL SHAFTS AT EACH FLOOR. 7. CUTTING, NOTCHING AND/OR BORING HOLES ON WOOD BEAMS, JOISTS, RAFTERS OR STUDS SHALL NOT EXCEED THE LIMITATIONS NOTED IN SECTIONS R502.8 AND R602.6, R602.6.1 OF 2015 IRC. REINFORCEMENT OF STUDS SHALL BE DONE IN ACCORDANCE WITH SECTION R602.6. 8. NAILING AND FASTENING OF FLOOR, ROOF/CEILING, WALL AND ROOF SHEATHING, AND GYPSUM CONSTRUCTION SHALL BE IN ACCORDANCE WITH TABLES R602.3(1) AND R602.3(2) OF 2015 IRC.

9. INTERIOR FINISH MATERIALS SHALL NOT HAVE A FLAME SPREAD RATING EXCEEDING 200. 10. TOP AND BOTTOM OF ALL CONVENTIONAL, DOUBLE STUD, AND STAGGERED STUD FRAME WALLS TO BE FIREBLOCKED. FIREBLOCKING REQUIRED AT ALL SOFFITS AND DROPPED CEILINGS. FIREBLOCKING REQUIRED BETWEEN STAIRWAY STRINGERS AT THE TOP AND BOTTOM OF THE RUN.

DRYER VENTING

THE TOTAL DEVELOPED LENGTH OF DRYER EXHAUST DUCTS MAY BE UP TO A MAXIMUM OF 25 FEET WHEN CLEANOUTS AND SIGNAGE ARE PROVIDED IN ACCORDANCE WITH THE FOLLOWING:

THE TOTAL DEVELOPED LENGTH OF DRYER EXHAUST DUCTS SHALL BE DETERMINED BY ADDING EQUIVALENT LENGTHS OF 2.5 FEET FOR EACH 45 DEGREE BEND AND 5 FEET FOR EACH 90 DEGREE BEND TO THE LENGTH(S) OF THE STRAIGHT DUCT RUN(S). IF THE TOTAL LENGTH OF DRYER EXHAUST DUCT EXCEEDS 25 FEET CLEANOUTS AND SIGNAGE MUST BE PROVIDED. THE MAXIMUM TOTAL DEVELOPED LENGTH DOES NOT INCLUDE THE TRANSITION DUCT USED TO CONNECT THE DRYER TO THE EXHAUST DUCT SYSTEM. THE FIRST CLEANOUT SHALL BE DOWNSTREAM AND WITHIN 12 INCHES OF THE 2ND ELBOW FROM THE DRYER. ADDITIONAL CLEANOUTS ARE REQUIRED AT A 15 FOOT MAXIMUM SPACING WHEN THE REMAINING (STRAIGHT) EXHAUST DUCT LENGTH EXCEEDS 15 FEET FROM THE FIRST CLEANOUT. CLEANOUTS THAT ARE NONMETALLIC MUST BE LISTSED/LABELED FOR USE IN A DRYER EXHAUST SYSTEM BY AN INDEPENDENT AGENCY SUCH AS UNDERWRITER'S LABORATORIES.

CLEANOUTS MUST BE IDENTIFIED AS SUCH BY PERMANENT SIGNAGE/LABELS WITH THE WORDS "DRYER EXHAUST CLEANOUT". ACCESS PANELS, ALSO HAVING EQUIVALENT AFFIXED SIGNAGE/LABELS, SHALL BE PROVIDED FOR ANY CONCEALED CLEANOUTS. PERMANENT SIGNAGE SHALL BE PROVIDED IN THE LAUNDRY ROOM BEHIND THE DRYER AREA NEAR THE EXHAUST CONNECTION TO INFORM THE OWNER AT THE TIME OF DRYER INSTALLATION THAT THE DRYER EXHAUST SYSTEM HAS CLEANOUTS THAT REQUIRE PERIODIC INSPECTION AND CLEANING, SUCH SIGNAGE SHALL INCLUDE INSTRUCTIONS ON CLEANING THE SYSTEM.

ALL JOINTS OF THE EXHAUST DUCT SYSTEM ARE TO BE SECURED WITH TAPE (NO SCREWS TO CATCH LINT)

WATERPROOFING AND DAMPPROOFING

NO GROUND WATER PRESENT -

PROVIDE DRAIN TILE, PERFORATED PIPE, OR OTHER APPROVED FOUNDATION DRAINAGE SYSTEMS AROUND PERIMETER OF THE OUTSIDE OF THE FOUNDATION OR INSIDE THE FOUNDATION. DRAIN DISCHARGE SHALL BE BY GRAVITY TO DAYLIGHT OR BE CONNECTED TO A BASEMENT FLOOR SUMP.

PROVIDE SUMP 15" IN DIAMETER X 18" DEEP WITH A FITTED COVER CONNECTED TO THE FOUNDATION DRAIN PIPE UNLESS GRAVITY DISCHARGE. A SUMP PUMP SHALL BE PROVIDED IF BASEMENT IS FINISHED OR PARTIALLY FINISHED WITH PUMP DISCHARGE BY AN APPROVED METHOD.

PROVIDE DAMPPROOFING OF FLOOR SLAB OF 6 MIL POLYETHYLENE FILM BELOW SLAB, WITH JOINTS IN MEMBRANE LAPPED AND SEALED.

WALLS SHALL BE DAMPPROFFED WITH A BITUMINOUS MATERIAL, 3 LB. PER SQUARE YARD OF ACRYLIC MODIFIED CEMENT 1/8" COAT OF SURFACE BONDING MORTAR, OR BY ANY OF THE MATERIALS PERMITTED FOR WALL WATERPROOFING.

GROUND WATER PRESENT -

PROVIDE DRAIN TILE, PERFORATED PIPE, OR OTHER APPROVED FOUNDATION DRAINAGE SYSTEM BOTH INSIDE AND OUTSIDE OF FOUNDATION.

DRAINAGE SYSTEM SHALL DISCHARGE BY GRAVITY TO DAYLIGHT OR BE CONNECTED TO AN APPROVED SUMP (IS" IN DIAMETER X 18" DEEP WITH FITTED COVER) HAVING A SUMP PUMP THAT DISCHARGES INTO AN APPROVED DISPOSAL SYSTEM. PROVIDE WATERPROOFING MEMBRANE UNDER FLOOR SLAB OF RUBBERIZED ASPHALT, BUTYLRUBBER, NEOPRENE, OR MINIMUM 6 MIL POLYVINYL CHLORIDE OR POLYETHYLENE WITH JOINTS LAPPED A MINIMUM OF 6 INCHES AND SEALED. FOUNDATION TO BE WATERPROOFED WITH TWO PLY HOT-MOPPED FELTS, 6 MIL P.V.C., 40 MIL POLYMER MODIFIED ASPHALT OR 6 MIL POLYETHYLENE. JOINTS TO BE LAPPED AND SEALED PER MANUFACTURER'S INSTALLATION INSTRUCTION. WATERPROOFING TO BE APPLIED FROM THE BOTTOM OF THE WALL TO AT LEAST 12" ABOVE THE WATER TABLE ELEVATION. THE REMAINDER OF THE WALL TO BE DAMPPROFFED.

ALL JOINTS IN WALLS AND FLOORS TO BE WATER TIGHT. DOWNSPOUT DISCHARGE SHALL BE DIRECTED AWAY FROM FOUNDATION.

SUMP PUMP DISCHARGE AND ROOF DRAINAGE SHALL BE PIPED TO A STORM DRAIN OR TO APPROVED WATER COURSE. DISCHARGING TO OR WITHIN 10 FEET OF A SIDEWALK, DRIVEWAY, STREET OR TO CREATE A NUISANCE TO ADJOINING PROPERTIES IS PROHIBITED.

INSULATION:

. UNLESS OTHERWISE NOTED ON DRAWINGS PROVIDE: - MINIMUM R-13 BATT INSULATION IN ALL EXTERIOR WALLS - MINIMUM R-30 INSULATION IN ALL ATTICS AND CATHEDRAL CEILINGS MINIMUM R-19 BATT INSULATION IN ALL FLOORS ADJACENT TO THE EXTERIOR OR UNHEATED SPACES - MINIMUM R-10 AT UNHEATED FLOOR SLAB.

2. WHEN USING FACED INSULATION, INSTALL MINIMUM 6 MIL POLYETHYLENE VAPOR BARRIERS AGAINST WARM SIDE OF ALL INSULATION. 3. ALL EXTERIOR WINDOWS ARE TO BE INSULATING DOUBLE GLAZED AND A U-VALUE OF 0.40. 4. CAULK AND SEAL AT ALL WINDOWS, EXTERIOR DOORS, VENTS, PIPE PENETRATIONS, BOTTOM PLATES AND AROUND ALL ELECTRICAL BOXES MOUNTED IN EXTERIOR WALLS. 5. INSTALL SILL SEALER BETWEEN FOUNDATION WALL AND WOOD SILL PLATES. 6, ALL FOAM PLASTIC INSULATION SHALL BE SEPARATED FROM THE INTERIOR OF THE BUILDING BY A THERMAL BARRIER OF $1\!\!/2^{\circ}$ GYPSUM WALLBOARD. 7. IF BATT OR BLANKET INSULATION, INCLUDING FACINGS SUCH AS VAPOR RETARDERS OR OTHER VAPOR PERMEABLE MEMBRANES ARE LEFT EXPOSED (IN AREAS LIKE UNFINISHED BASEMENTS), THE MATERIAL SHALL HAVE A FLAME SPREAD RATING OF 25 OR LESS AND A SMOKE DEVELOPMENT RATING OF 450 OR LESS, FLAME-SPREAD AND SMOKE-DEVELOPED LIMITATIONS DO NOT APPLY TO FACINGS THAT ARE INSTALLED IN SUBSTANTIAL CONTACT WITH THE UNEXPOSED SURFACE OF THE CEILING, FLOOR OR WALL FINISH 8. WINDOW AND DOOR U-VALUES SHALL BE DETERMINED IN ACCORDANCE WITH NFRC100-2004 AND LABELED OR CERTIFIED BY THE MANUFACTURER, OR SHALL BE ASSIGNED THE U-VALUES LISTED IN TABLES NI101.5(1) AND N1101.5(2).

LIGHT AND VENTILATION:

I. ROOF VENTS AND/OR GABLE VENTS SHALL BE USED IN CONJUNCTION WITH SOFFIT VENTS TO PROVIDE REMOVAL OF SUMMER HEAT AS WELL AS WINTER MOISTURE. 2. ATTICS AND SPACE BETWEEN ROOF AND TOP FLOOR CEILINGS SHALL HAVE A MINIMUM OF ONE SQUARE INCH OF FREE VENT AREA FOR EACH SQUARE FOOT OF VENTILATED SPACE. THIS REQUIRED VENT AREA MAY BE REDUCED BY ONE-HALF WHEN AT LEAST 50 PERCENT OF THE REQUIRED VENT AREA IS PROVIDED BY VENTS LOCATED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED, WITH THE REMAINDER OF THE REQUIRED VENTILATION PROVIDED BY EAVE OR CORNICE VENTS.

3. THE SPACE BETWEEN THE BOTTOM OF THE FLOOR JOISTS AND THE EARTH (EXCEPT SUCH SPACE AS IS OCCUPIED BY A BASEMENT) SHALL HAVE A MINIMUM CLEAR HEIGHT OF 18" AND A MINIMUM NET AREA OF VENTILATION OPENINGS THROUGH THE FOUNDATION OF NOT LESS THAN ONE SQUARE FOOT FOR EVERY 150 SQUARE FEET OF CRAWL SPACE AREA. IF AN APPROVED BARRIER IS INSTALLED OVER THE GROUND SURFACE, ONLY 10 PERCENT OF THE ABOVE VENT AREA IS REQUIRED. 4. ATTIC AND ENCLOSED RAFTER SPACE VENTILATION (NET FREE) AREA IS TO BE AT LEAST 1/150 OF THE AREA SERVED. TWO REMOTE VENTS REQUIRED FOR EACH (MINIMUM). WHERE RIDGE OR GABLE VENTS ARE USED, 1/2 OF THE AREA TO BE PROVIDED BY RIDGE OR GABLE VENTS AND 1/2 BY EAVE OR CORNICE VENTS. 5. A ONE INCH CLEARANCE BETWEEN THE TOP OF THE INSULATION AND THE BOTTOM OF THE ROOF SHEATHING IS REQUIRED WHEN VENTILATION IS PROVIDED BY EAVE OR CORNICE VENTS.

6. BATHS WITH NO OPERATING WINDOWS SHALL EXHAUST 50 CFM MINIMUM TO THE EXTERIOR. IT IS NOT PERMISSIBLE TO DISCHARGE EXHAUST TO THE ATTIC. 7. KITCHEN RANGE HOODS: A 100 CFM FAN (INTERMITTENT USE) OR A FAN CONTINUOUSLY EXHAUSTING 25 CFM SHALL BE INSTALLED. KITCHEN RANGES WITHOUT HOODS: NATURAL VENTILATION SHALL BE SUPPLIED THROUGH OPENABLE WINDOWS WITH A MINIMUM VENT AREA OF 4 PERCENT OF THE FLOOR AREA BEING SERVED.

8. ALL BEDROOMS MUST HAVE ONE WINDOW FOR EMERGENCY ESCAPE MEETING THE FOLLOWING MINIMUMS:

- MAXIMUM HEIGHT TO BOTTOM OF CLEAR OPENING - 44"

- MINIMUM CLEAR OPENING WIDTH - 20"

- MINIMUM NET CLEAR OPENING HEIGHT - 24"

- MINIMUM NET CLEAR OPENING AREA - 5.7 SQ. FT.

EXCEPTION: GRADE FLOOR WINDOWS ARE PERMITTED TO HAVE A MINIMUM

NET CLEAR OPENING OF 5.0 SQ. FT.

THE NET CLEAR OPENING DIMENSION SHALL BE OBTAINED BY THE NORMAL OPERATION OF THE WINDOW FROM THE INSIDE.

HEATING AND AIR CONDITIONING:

1. THE HEATING CONTRACTOR SHALL FURNISH AN ENGINEERED HEATING LAYOUT IN CONFORMANCE WITH LOCAL CODES, AND SHALL INSTALL A COMPLETE HEATING AND COOLING SYSTEM OF THE TYPE SELECTED BY THE OWNER. 2. THE HEATING SYSTEM AND AIR CONDITIONING SYSTEM SHALL SATISFY LOCAL WEATHER CONDITIONS IN ACCORDANCE WITH THE DESIGN PRACTICES RECOMMENDED BY "ASHRAE" AND SHALL CONFORM TO THE RULES AND REGULATIONS OF "THE BOARD OF UNDERWRITERS" AND ANY AND ALL GOVERNING LOCAL AND STATE CODES. 3. A MINIMUM OF ONE PROGRAMMABLE THERMOSTAT SHALL BE PROVIDED.

PLUMBING: 1. THE CONTRACTOR SHALL FURNISH AND INSTALL ALL SOIL, VENT AND WASTE PIPING, THE HOT AND COLD WATER SUPPLY SYSTEM, THE PLUMBING FIXTURES AND FITTINGS, AND THE CONNECTIONS TO THE POTABLE WATER SUPPLY AND TO THE SEWERS DIRECTED. 2. EACH GAS APPLIANCE SHALL HAVE A GAS SHUT-OFF VALVE AND GROUND JOINT UNION. A SEDIMENT TRAP IS REQUIRED AT EACH APPLIANCE OR GROUP OF APPLIANCES.

3. GAS PIPING SHALL BE IDENTIFIED AT INTERVALS OF NO MORE THAN 5 FEET. BLACK STEEL PIPE DOES NOT NEED TO BE LABELLED. 4. THE WATER SERVICE PIPE AND THE BUILDING SEWER ARE TO BE A MINIMUM OF 10´-0´ APART HORIZONTALLY 5. THE MINIMUM SIZE OF THE WATER SERVICE LINE IS 1" UP TO THE FIRST BRANCH, PLASTIC WATER SERVICE PIPING SHALL TERMINATE A MINIMUM OF 10'-0" OUTSIDE THE FOUNDATION WALL AND METALLIC PIPING BROUGHT INTO THE BUILDING UP TO THE OUTLET OF THE HOUSE VALVE OR THE PRV OUTLET; WHICHEVER IS FURTHER FROM THE POINT OF ENTRANCE TO THE BUILDING, MINIMUM WATER MAIN PRESSURE MUST BE CONSIDERED WHEN SIZING THE WATER SERVICE PIPING.

6. SHOWERS AND BATHTUB/SHOWER ENCLOSURES SHALL HAVE WALLS CONSTRUCTED OF SMOOTH, NONCORROSIVE, NONABSORBENT AND WATERPROOF MATERIALS TO A HEIGHT OF NOT LESS THAN 6'-0" ABOVE THE ROOM FLOOR LEVEL. 7. SHOWER FLOOR SURFACES TO BE SMOOTH, NONCORROSIVE, NONABSORBENT AND WATERPROOF MATERIALS 8. DOWNSPOUTS ARE NOT TO BE CONNECTED TO A SANITARY SEWER 9. BASEMENT AREA WAY DRAINS AND FOUNDATION DRAIN TILES ARE NOT TO BE CONNECTED TO A SANITARY SEWER 10. LEAD-FREE SOLDER IS REQUIRED ON ALL COPPER WATER SUPPLY PIPING

FIRE RELATED MISCELLANEOUS:

I. GARAGES LOCATED BENEATH HABITABLE ROOMS IN OCCUPANCIES OF USE GROUP R-3 SHALL BE SEPARATED FROM ADJACENT INTERIOR SPACES BY FIRE PARTITIONS AND FLOOR/CEILING ASSEMBLIES WHICH ARE CONSTRUCTED WITH NOT LESS THAN A 1-HOUR FIRE RESISTANCE RATING.

- FLOOR/CEILING ASSEMBLIES SHALL BE UL DESIGN *L502,OR GA FILE NO. RC 2601

- WALL ASSEMBLIES SHALL BE UL DESIGN *ULU305, OR GA FILE NO. WP 8106 AND WP 3605

- ALL STRUCTURAL MEMBERS SUPPORTING A FLOOR ABOVE THE GARAGE SHALL BE PROTECTED BY NOT LESS THAN I HOUR FIRE RESISTANCE RATED CONSTRUCTION. UL DESIGN *ULU305, OR GA FILE NO. BM 1137 2. THE SPACE BETWEEN STUDS OR JOISTS UTILIZED AS A PLENUM FOR RETURN AIR SHALL NOT BE PART OF A REQUIRED FIRE RESISTANCE ASSEMBLY. THE GARAGE SEPARATION WALLS ARE ONE HOUR RATED CONSTRUCTION WHEN LIVING SPACE IS ABOVE THE GARAGE. THE RETURN AIR DUCTS ARE NOT TO BE IN RATED WALLS OR SHALL BE HARD DUCTED LIKE SUPPLY DUCTS.

3. OPENINGS FOR STEEL ELECTRICAL OUTLET BOXES, IN RATED GARAGE SEPARATION ASSEMBLIES, THAT DO NOT EXCEED 16 SQUARE INCHES IN AREA ARE PERMITTED PROVIDED THE AREA OF SUCH OPENING DOES NOT EXCEED 100 SQUARE INCHES FOR ANY 100 SQUARE FEET OF ENCLOSED WALL AREA. OUTLET BOXES ON OPPOSITE SIDES OF THE ASSEMBLY SHALL BE SEPARATED BY A HORIZONTAL DISTANCE OF NOT LESS THAN 24 INCHES. 4. RECESSED LIGHT FIXTURES INSTALLED IN INSULATED CEILING AND/OR ATTICS SHALL BE TYPE "I.C.." NON- "I.C" TYPE RECESSED FIXTURES ARE NOT ACCEPTABLE IN INSULATED CEILINGS.

ELECTRICAL:

I. ALL ELECTRICAL WORK SHALL COMPLY WITH ALL CODES IN EFFECT IN THE LOCAL COMMUNITY, WHERE NO CODES EXIST, THE WORK SHALL CONFORM WITH THE REGULATIONS OF THE NATIONAL ELECTRICAL CODE AND THE ELECTRIC UTILITY COMPANY SERVICING THE AREA. 2. BATH VENT MIN. 50 CFM

3. SMOKE DETECTORS - U.L. LISTED SMOKE DETECTORS SHALL BE LOCATED ON EACH FLOOR LEYEL IN THE VICINITY OF ALL BEDROOM ENTRANCE DOORS (BEDROOM HALLWAY) AND WITHIN EACH BEDROOM. LOCATE BEDROOM HALLWAY DETECTOR UPSTREAM FROM OR NEAR RETURN AIR GRILL. FLOOR LEVELS THAT DO NOT CONTAIN BEDROOMS SHALL HAVE THE DETECTOR AT THE CELLING NEAR THE STAIRWAY, IN SPRINKLED DWELLINGS, THE DETECTORS MAY BE OMITTED IN BEDROOMS. WHEN MORE THAN ONE DETECTOR IS REQUIRED WITHIN THE DWELLING UNIT, THE DETECTORS SHALL BE INTERCONNECTED SO THAT AN ALARM WILL SOUND THROUGHT THE DWELLING UNIT. THE SMOKE DETECTORS SHALL BE AC POWERED AND HAVE A BATTERY BACKUP SHOULD THE AC POWER BE INTERRUPTED. THE INSTALLATION SHALL ALSO MEET NFPA 72-07.

4. THE FINAL ELECTRICAL LAYOUT TO BE DETERMINED BY OWNER/CONTRACTOR. COMPLIANCE WITH ALL APPLICABLE ELECTRICAL CODES IS THE ULTIMATE RESPONSIBILITY OF THE CONTRACTOR.

5. GROUND FAULT CIRCUIT-INTERRUPTION PROTECTION SHALL BE PROVIDED FOR ALL 125 VOLT, SINGLE PHASE, 15 AND 20 AMPERE RECEPTACLES INSTALLED IN THE FOLLOWING LOACTIONS:

- BATHROOMS

- GARAGES EXCEPT CEILING MOUNTED RECEPTACLE FOR GARAGE DOOR OPENER AND GRADE LEVEL PORTIONS OF UNFINISHED ACCESSORY BUILDINGS.

- UNFINISHED BASEMENTS AND CRAWL SPACES EXCEPT FOR LAUNDRY CIRCUIT AND SINGLE RECEPTACLE DEDICATED TO SUMP PUMPS

- RECEPTACLES INTENDED TO SERVE COUNTERTOP SURFACES

- RECEPTACLES INTENDED TO SERVE THE COUNTERTOP SURFACES OF A WET BAR THAT ARE LOCATED WITHIN 6'-0" OF THE OUTSIDE EDGE OF THE WET BAR SINK

6. ILLUMINATED LIGHT SWITCH REQUIRED AT TOP & BOTTOM OF ALL STAIRS.

7. ALL BEDROOM OUTLETS SHALL BE ARC FAULT PROTECTED, 8. NON-GFCI CIRCUIT REQUIRED AT SUMP, SINGLE OUTLET

9. WEATHERPROOF COVERS TO BE ON ALL EXTERIOR GFCI

10. LIGHTING IN CLOTHES CLOSETS:

A. THE USE IF INCANDESCENT FIXTURES WITH OPEN OR ONLY PARTIALLY ENCLOSED LAMPS
AND THE USE OF PENDENT FIXTURES ARE PROHIBITED.

B. FIXTURES MAY BE LOCATED ONLY WHERE THERE ARE THE FOLLOWING MINIMUM
CLEARANCES TO THE NEAREST POINT OF STORAGE SPACE:

- SURFACE MOUNTED INCANDESCENT FIXTURES - 12" MINIMUM
- SURFACE MOUNTED FLUORESCENT FIXTURES AND RECESSED FIXTURES - 6" MINIMUM.

11. LIGHTING FIXTURES ABOVE BATHTUBS: NO PARTS OF HANGING FIXTURES, TRACK LIGHTING AND CEILING PADDLE FANS SHALL BE INSTALLED WITHIN 3'-0" HORIZONTALLY OF A BATHTUB, MEASURED FROM THE OUTSIDE EDGE OF THE TUB AND 8'-0" VERTICALLY FROM THE TOP OF THE TUB RIM.

12. ELECTRICAL PANELS:

A. ELECTRICAL PANELS SHALL NOT BE INSTALLED IN BATHROOMS OR CLOTHES CLOSETS.
B. LIGHTING IS REQUIRED IN THE VICINITY OF THE ELECTRICAL PANEL.
C. ELECTRICAL PANELS IN NEW CONSTRUCTION SHALL NOT BE INSTALLED IN AREAS WITH LESS THAN 6'-6' HEADROOM.
D. A MINIMUM CLEARANCE OF 3'-0' DEEP AND 30' WIDE IS REQUIRED IN FRONT OF ELECTRICAL PANELS. COUNTERS AND CABINETS CANNOT BE INSTALLED UNDER THE ELECTRICAL PANELS.

ELECTRICAL LEGEND

ϕ	DUPLEX OUTLET	RECESSED CAN	∇
\bigoplus	220 VOLT OUTLET	F EXHAUST FAN	CEILING FAN
\$	LIGHT SWITCH	SMOKE DETECTOR	
3\$	3-WAY SWITCH	OVER HEAD LIGHT	PULL CHAIN LIGHT FIXTURE
\Rightarrow	FLOOD LIGHTS	UNDER CABINET LIGHT	P.C.

SAFETY GLAZING

GLAZING IN THE FOLLOWING LOCATIONS SHALL BE SAFETY GLAZING TYPE II PER CPSC 16 CFR PART 1201 STANDARD: 1. GLAZING IN DOORS AND ANY PORTION OF A BUILDING WALL OR FENCE ENCLOSING BATHTUBS, SHOWERS, HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, SPAS, INDOOR OR OUTDOOR POOLS WHICH IS LOCATED 60 INCHES OR LESS, MEASURED HORIZONTALLY, FROM THE WATERS EDGE AND LESS THAN 60" VERTICALLY ABOVE A STANDING SURFACE. 2. ANY GLAZING MATERIAL ADJACENT TO A DOOR IF THE NEAREST VERTICAL EDGE OF THE GLAZING MATERIAL IS WITHIN A 24 INCH ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND IF THE BOTTOM EDGE IS LESS THAN 60 INCHES ABOVE THE FLOOR.

EXCEPTIONS:

A. WHIERE IS AN INTERVENING WALL OR BARRIER TO PREVENT A PERSON FROM STRIKING THE GLAZING WHILE APPROACHING THE DOOR.

B. GLAZING ADJACENT TO A DOOR SERVING A CLOSET OR STORAGE AREA THREE FEET OR LESS IN DEPTH.

C. DECORATIVE GLASS 3. SAFETY GLAZING IS REQUIRED FOR FIXED OR OPERABLE PANELS THAT MEET ALL OF THE FOLLOWING:
A. INDIVIDUAL PANE GREATER THAN 9 SQUARE FEET AND,
8. BOTTOM EDGE LESS THAN 18 INCHES ABOVE FLOOR AND,
C. TOP EDGE MORE THAN 36 INCHES ABOVE THE FLOOR AND,
D. WALKING SURFACE WITHIN 36 INCHES HORIZONTALLY.

XCEPTIONS: i DECORATIVE GLASS ii 11/2" PROTECTIVE BAR IS PLACED 34 TO 38 INCHES ABOVE THE WALKING SURFACE. THE BAR SHALL BE CAPABLE OF WITHSTANDING A 50 POUNDS PER LINEAR FOOT LOAD WITHOUT CONTACTING THE GLASS.

4. ALL DOORS - EXCEPTION: DECORATIVE GLASS 5. GLAZING IN HAND OR GUARD RAILS.

6. GLAZING ADJACENT TO STAIRWAYS, LANDINGS, AND RAMPS WITHIN 36 INCHES HORIZONTALLY OF THE WALKING SURFACE AND LESS THAN 60 INCHES VERTICALLY ABOVE THE PLANE OF THE WALKING SURFACE.

AND
GLAZING ADJACENT TO STAIRWAYS WITHIN 60 INCHES HORIZONTALLY OF THE BOTTOM TREAD IN ANY DIRECTION WHEN
THE EXPOSED SURFACE OF THE GLASS IS LESS THAN 60 INCHES ABOVE THE TREAD NOSING.

EXCEPTION: THE GLAZING IS PROTECTED BY A GUARDRAIL OR A HANDRAIL, INCLUDING BALUSTERS OR IN-FILL
PANELS COMPLYING WITH THE PROVISIONS OF SECTIONS 1012 AND 1607.7 OT THE 2015 INTERNATIONAL
BUILDING CODE AND THE GLAZING IS LOCATED MORE THAN 18 INCHES HORIZONTALLY FROM THIS
GUARD OR HANDRAIL.

<u>SKYLIGHTS</u>

1. EACH LIGHT OR LAYER SHALL CONSIST OF ANY ONE OF THE FOLLOWING MATERIALS:

A. LAMINATED GLASS WITH 0.015" POLYVINYL BUTYRAL INTERLAYER FOR GLASS PLANES 16 SQUARE FEET OR LESS IN AREA AND LOCATED SUCH THAT THE HIGHEST POINT OF GLASS IS NOT MORE THAT 12 FEET ABOVE A WALKING SURFACE, OR B. LAMINATED GLASS WITH 0.030 POLYVINYL BUTYRAL INTERLAYER FOR GLASS PANES GREATER THAN 16 SQUARE FEET IN AREA OR FOR SMALLER PANES WHEN LOCATED MORE THAT 12 FEET ABOVE THE WALKING SURFACE, OR C. WIRED GLASS, OR;

D. APPROVED RIGID PLASTIC, OR; E. HEAT STRENGTHENED GLASS, OR; F. FULL-TEMPERED GLASS

. SCREENS SHALL BE INSTALLED BELOW SLOPED GLAZING WHICH CONTAINS HEAT-STRENGTHENED GLASS, FULLY TEMPERED GLASS OR WIRED GLASS AS THE BOTTOM LAYER. SCREENS SHALL BE CAPABLE OF SUPPORTING TWICE THE WEIGHT OF THE GLAZING AND HAVE A MESH OPENING IF NO MORE THAT I'xI".

EXCEPTION: SCREENS NOT REQUIRED IF GLAZING: A. HAS NO WALKING SURFACE BELOW IT, OR; B. IS FULLY TEMPERED GLASS, A MAXIMUM OF 3/16" THICK, A MAXIMUM OF 16 SQFT, AND A MAXIMUM OF 12' ABOVE THE WALKING C. IS FULLY TEMPERED GLASS, A MAXIMUM OF 10' ABOVE THE WALKING SURFACE, AND IS 30 DEGREES OR LESS FORM VERTICAL.

STAIRWAYS AND EXITS

1. LOCKS WITH THUMB TURNS ON THE INSIDE ARE PERMITTED. INSIDE KEY OPERATION IS PERMITTED PROVIDED THE KEY CANNOT BE REMOVED FROM THE LOCK WHEN LOCKED FROM THE INSIDE. 2. HANDRAILS (AND OTHER PROJECTIONS BELOW THE HANDRAIL) SHALL NOT PROJECT MORE THAN 4 1/2" INTO THE REQUIRED STAIRWAY WIDTH.

3. HANDRAILS SHALL MEET EITHER:

- CIRCULAR CROSS SECTION WITH MINIMUM DIAMETER OF 1 1/4" BUT NOT MORE THAN 2", OR,

- OTHER APPROVED SHAPES HAVING A MAXIMUM ALLOWABLE HORIZONTAL WIDTH OF 2 1/4", MAXIMUM GRASPABLE
PERIMETER DIMENSION OF 6 1/4", AND A MINIMUM OF 4" GRASPABLE PERIMETER DIMENSION. 4. GUARDS ALONG OPEN SIDED STAIRS SHALL BE A MINIMUM OF 36" IN HEIGHT ABOVE THE LEADING EDGE OF THE TREAD AND MINIMUM OF 36" IN HEIGHT AT THE STAIR LANDINGS. MINIMUM 36" HIGH GUARDS SHALL BE PROVIDED ALONG BALCONIES, AREAWAYS, MEZZANINES AND OPEN SIDED WALKING SURFACES WHERE THE DIFFERENCE IN FLOOR LEVELS IS MORE THAN 15 1/2".

MISCELLANEOUS:

I. IT IS THE RESPONSIBILITY OF THE OWNER AND THE CONTRACTOR TO VERIFY WITH LOCAL BUILDING OFFICIALS THAT DETAILS ON THESE BLUEPRINTS AND SPECIFICATIONS DO COMPLY WITH ALL APPLICABLE CODES PRIOR TO BEGINNING CONSTRUCTION.

2. IT IS THE RESPONSIBILITY OF THE OWNER AND CONTRACTOR TO OBTAIN ALL NECESSARY PERMITS AND INSPECTIONS AS REQUIRED BY STATE AND LOCAL CODES, AND ALL WORK SHALL BE IN ACCORDANCE THEREWITH. 3. VERIFY DESIGN LOADS WITH LOCAL CODES AND SITE CONDITIONS. CHECK WITH LOCAL BUILDING DEPARTMENT OFFICIALS FOR WIND, SEISMIC, SNOW OR OTHER LOADING CONDITIONS. IF UNUSUAL SITE CONDITIONS EXIST, OR LOCAL BUILDING REQUIREMENTS EXCEED THE ABOVE DESIGN CRITERIA, CONSULT WITH A LOCAL ARCHITECT OR ENGINEER TO ADJUST THE FOUNDATION DESIGN AND OTHER STRUCTURAL ELEMENTS IF NECESSARY.

4. CONSTRUCTION SHALL CONFORM TO THE FOLLOWING CODES: 2015 INTERNATIONAL RESIDENTIAL CODE 2015 INTERNATIONAL ELECTRICAL CODE 2015 INTERNATIONAL MECHANICAL CODE, I.M.C. 2015 UNIFORM PLUMBING CODE

FASTENER TABLE FOR STRUCTURAL MEMBERS (2015 IRC TABLE R602.3(1)

A-IBIG 13 1/2"x0.135" TOE NAIL	ITEM	DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER	SPACING OF FASTENERS
2 CELLAR JOSET TO PLATE		ROOF		
Second Control	1	BLOCKING BETWEEN CEILING JOISTS OR RAFTERS TO TOP PLATE	3-8d (2 1/2"x0.131")	TOE NAIL
LAF OVER TAMETIONS TAMELE BATTED TAMELE BATTED TAME PRO2 SATE TAME PRO2 SATE TAME BATTED TAKE DAY ON THE PROPERTY AND THE PROPERTY				-
1 COLOR TE MATTER FACE NAL DE LI VI-700 SANDE RODE STRAP	3		4-10d (3"x0.128")	FACE NAIL
### AMPLES OR ROOF FILES TO PLATE ### APPLES OR ROOF FILES TO PLATE FILES TO PLATE FILES TO PLATE FILES TO PLATE FILES FILES TO PLATE FILES FIL	4		TABLE R802.5.1(9)	
A-Red 15 1/2" (A-ST) TOP HALE				
### STUD TO STUD NOT AT BRACED WALL PANELS? ### STUD TO STUD PANELS? ### STUD TO STUD TO STUD ### STUD TO STUD TO STUD TO STUD NOT AT BRACED WALL PANELS? ### STUD TO STUD	6	RAFTER OR ROOF TRUSS TO PLATE	3-16d (3 1/2 x0.135)	NAIL ON OPPOSITE SIDE OF EA
### STUD TO STUD AND AUTHOR STUD AND APPRIESE TO STUD AND APPRIESE TO STUD AND AUTHOR STUD AUTHOR AUTHOR STUD AND AUTHOR STUD AUTHOR STUD AUTHOR AUTHOR STUD AUTHOR AUTHOR AUTHOR STUD AUTHOR STUD AUTHOR	7		4-16d (3 1/2″x0.135′)	TOE NAIL
STUD TO STUD INDT AT SPACED WALL PANEL® Ref COMMON \$1/2" sible2" 2º 0.0 FACE NAIL			3-16d (3 1/2"x0.l35")	END NAIL
B STUD TO STUD AND ABUTTING STUDS AT INTERSECTION Bit BOX (S 127-01851) 127-045 187-04			1	1
Section 15 Note Out Abstract Study Att Intersections Section 15 Note Out Att. Anal. 12" O.C. FACE MAIL	8	STUD TO STUD (NOT AT BRACED WALL PANELS)		
WALL CORRERS AT BRACES WALL PARKES 166 COMMON 16 1/2* 0.082**) 16° C. C. FACE NAIL	9	STUD TO STUD AND ABUTTING STUDS AT INTERSECTING		
Methody 18 127-05351 127-0		WALL CORNERS (AT BRACED WALL PANELS)	16d COMMON (3 1/2"x0.162")	
INCOMINATION READER TO STUDE	10	BUILT-UP HEADER (2" TO 2" HEADER W/ 1/2" SPACER)		16" O.C. EACH EDGE FACE NAI
12				
MORE DOUGLET FOR PLATE SPLICE FOR SDC A - 12 W SEISMC BRACED 12 - 06 COMMON (3 1/2" x 0.182") FACE MAIL FA				
Signature Sign	12	TOP PLATE TO TOP PLATE		
WALL LINE SPACING 225 FACE IN L. ON EACH SIZE OF DOUBLE TOP LATE SPILES BOOK D ₀ , D ₁ , of D ₂ ; AND BRACED 12-166 COMMON 13 VZ* x 0.1857 ENGINEER LAND SPACE SPACE OF REAL DISTORY AND LINE SPACING 2.25 ENGINEER LAND SPACE SPACE OF REAL DISTORY AND LINE SPACING 2.25 ENGINEER LAND SPACE SPACE OF REAL DISTORY AND LINE SPACING 2.25 ENGINEER LAND SPACE	13	DOLIBLE TOP PLATE SPLICE FOR SDCs A-Ds W / SEISMIC BRACED		12 O.C. FACE NAIL
ME DOTTOM PLATE TO JOIST, IRM JOST, BAND JOIST OR BLOCKING 169 COMMON IS 1/2' x 0.182') 16" O.C. FACE NAIL 15" BOTTOM PLATE TO JOIST, IRM JOIST, BAND JOIST OR BLOCKING 169 EOX 12 / x 0.185') 3 EACH 16" O.C. FACE NAIL 16" TOP OR BOTTOM PLATE TO JOIST, IRM JOIST, BAND JOIST OR BLOCKING 4"-86 BOX 12 / 2" x 0.185') 3 EACH 16" O.C. FACE NAIL 17" TOP OR BOTTOM PLATE TO STUD 4"-86 BOX 12 / 2" x 0.185') 50 NAIL 17" TOP OR BOTTOM PLATE TO STUD 4"-86 BOX 12 / 2" x 0.185') 50 NAIL 17" TOP PLATES, LAPS AT CORNERS AND INTERSECTIONS 3"-186 G" 10.128" JOIN FACE NAIL 17" TOP PLATES, LAPS AT CORNERS AND INTERSECTIONS 3"-186 G" 10.128" JOIN FACE NAIL 17" SHEATHWIN TO EACH BEARING 3"-88 BOX 12 / 2" x 0.185') FACE NAIL 17" SHEATHWIN TO EACH BEARING 3"-88 BOX 12 / 2" x 0.185') FACE NAIL 17" SHEATHWIN TO EACH BEARING 3"-88 BOX 12 / 2" x 0.185') FACE NAIL 17" SHEATHWIN TO EACH BEARING 3"-88 BOX 12 / 2" x 0.185') TOE NAIL 17" SHEATHWIN TO EACH BEARING 3"-88 BOX 12 / 2" x 0.185') TOE NAIL 17" SHEATHWIN TO EACH BEARING 3"-88 BOX 12 / 2" x 0.185') TOE NAIL 17" SHEATHWIN TO EACH BEARING 3"-88 BOX 12 / 2" x 0.185') TOE NAIL 17" SHEATHWIN TO EACH BEARING 3"-88 BOX 12 / 2" x 0.185') TOE NAIL 17" SHEATHWIN TO EACH BEARING 3"-88 G 12 / 2" x 0.185') SHEATHWIN TO EACH BEARING 3"-88 G 12 / 2" x 0.185') SHEATHWIN TO EACH BEARING 3"-88 G 12 / 2" x 0.185') SHEATHWIN TO EACH BEARING 3"-88 G 12 / 2" x 0.185') SHEATHWIN TO EACH BEARING 3"-88 G 12 / 2" x 0.185') SHEATHWIN TO EACH BEARING 3"-88 G 12 / 2" x 0.185') SHEATHWIN TO EACH BEARING 3"-88 G 12 / 2" 0.185') SHEATHWIN TO EACH BEARING 3"-88 G 12 / 2" 0.185') SHEATHWIN TO EACH BEARING 3"-88 G 12 / 2" 0.185') SHEATHWIN TO EACH BEAR SHEATHWIN TO EACH BEAR SHEATHWIN TO EACH BEAR SHEATHWIN SHEATHWIN TO EACH BEAR SHEATHWIN	10	WALL LINE SPACING ≥ 25'		FACE NAIL ON EACH SIDE OF E
Not at Bacce wall parkers 12 Oc. FACE MAIL	14			
15 01TOM PLATE TO JOST, RIM JOIST, BAND JOIST OR BLOCKING 3-66 (3 \(\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \	14	BOTTOM PLATE TO JUIST, KIM JUIST, BAND JUIST OR BLOCKING (NOT AT BRACED WALL PANELS)		
In the Reced wallet panels	15			
S-166 BOX (S L/2" x 0.185")	_			
17	16	TOP OR BOTTOM PLATE TO STUD		
B PAGE TO EACH STUD AND PLATE 3-98 BOX (2 1/2" x 0.118") FAGE NAIL				
19 1				
1				
Hoor House				
21 JOIST TO SILL, TOP PLATE OR GIRDER		T X O AND WIDER STEATHING TO EXCIT BEATING		FACE NAIL
22		<u>FLOOR</u>		
PLATE IRGOE APPLICATIONS ALSO	21	·	4-8d BOX (2 1/2" x 0.113")	TOE NAIL
23 1'86' SUBFLOOR OR LESS TO EACH JOIST 3-96 (2 \(\frac{12}{2} \) 2013 OR FACE NAIL 24 2' SUBFLOOR TO JOIST OR GIRDER 3-16d 8DX (3 \(\frac{12}{2} \) 2.0135') BLIND AND FACE NAIL 25 2' PLANKS (PLANK AND BEAM-FLOOR AND ROOF) 3-16d 3 \(\frac{12}{2} \) 2.0135') AT EACH BEARNO, FACE NAIL 26 BAND OR RIM JOIST TO JOIST 3-16d COMMON (4' \(\times \) 0.182' ON DAIL 27 BUILT-UP GIRDERS AND BEAMS, 2' LUMBER LAYERS 20d COMMON (4' \(\times \) 0.182' NAIL EACH LAYER AS FOLLOW OC, AT TOP AND BOTTOM AND 20d COMMON (4' \(\times \) 0.182' FACE NAIL AT ENDS AND EAC SPLICE 28 LEDGER STRIP SUPPORTING JOISTS OR RAFTERS 4-16d BOX (3 \(\times \) 0.128') EACH END, TOE NAIL 29 BRIDGING TO JOIST 2-10d (3' \(\times \) 0.128') EACH END, TOE NAIL 17	22	RIM JOIST, BAND JOIST OR BLOCKING TO SILL OR TOP		
2				
2				
26				
20d COMMON (4" x 0.192" NAIL EACH LAYER AS FOLLOW OR. AT TOP AND BOTTOM AND STAGGERED AND STAGGERED AND BOTTOM AND STAGGERED AND STAGGERED AND BOTTOM AND STAGGERED AND ST				·
AND				NAIL EACH LAYER AS FOLLOW
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PRIDGING TO JOIST 2-10d (3" x 0.128") EACH END, TOE NAIL			20d COMMON (4" x 0.192")	FACE NAIL AT ENDS AND EACH SPLICE
DESCRIPTION OF BUILDING ELEMENTS				AT EACH JPIST OR RAFTER, FA
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31 19/32" - 1" 8d COMMON (2 1/2"x0,131") NAIL 6" 12" 32 1 1/8" - 1 1/4" 10d COMMON (3"x0,148") NAIL OR 8d (2 1/2"x0,131") DEFORMED NAIL 6" 12" 33 1/2" STRUCTURAL CELLULOSIC FIBERBOARD SHEATHING 1/2" GALV. ROOFING NAIL, 7/16" CROWN OR 1" CROWN STAPLE 16 GA. 1 1/4" LONG 3" 6" 34 25/32" STRUCTURAL CELLULOSIC FIBERBOARD SHEATHING 1 3/4" GALV. ROOFING NAIL, 7/16" CROWN OR 1" CROWN STAPLE 16 GA. 1 1/2" LONG 3" 6" 35 1/2" GYPSUM SHEATHING 1 1/2" GALV. ROOFING NAIL, 57/16" CROWN OR 1" CROWN STAPLE 16 GA. 1 1/2" LONG 1 1/2" LONG 1 1/4" SCREWS TYPE W OR S 7" 7" 36 5/8" GYPSUM SHEATHING 1 3/4" GALV. ROOFING NAIL, STAPLE GALV., 1 5/8" LONG, 1 5/8" SCREWS TYPE W OR S 7" 7" 37 3/4" AND LESS 6d DEFORMED (2"x0,120") NAIL OR 8d COMMON (2 1/2"x0,131") NAIL OR 8d COMMON (2 1/2"x0,131") NAIL OR 8d DEFORMED (2"x0,120") NA	30		6d COMMON (2"x0.113") NAIL (SUBFLOOR, WALL)	6″ 12″
Set	31	19/32" - 1"		6″ 12″
Set	32	11/8" - 11/4"	10d COMMON (3"x0.148") NAIL OR	6″ 12″
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OR 1" CROWN STAPLE 16 GA. 1 1/4" LONG 34 25/32" STRUCTURAL CELLULOSIC FIBERBOARD SHEATHING		OTHER WALL CHEATHING		U IZ
OR 1" CROWN STAPLE 16 GA. 1 1/2" LONG 35 1/2" GYPSUM SHEATHING				
1 1/2" LONG, 1 1/4" SCREWS TYPE W OR S 36 5/8" GYPSUM SHEATHING		1/2" STRUCTURAL CELLULOSIC FIBERBOARD SHEATHING	OR I" CROWN STAPLE 16 GA. 1 1/4" LONG	
36 5/8" GYPSUM SHEATHING		1/2" STRUCTURAL CELLULOSIC FIBERBOARD SHEATHING	OR 1" CROWN STAPLE 16 GA. 1 1/4" LONG 1 3/4" GALV. ROOFING NAIL, 7/16" CROWN	
WOOD STRUCTURAL PANELS, COMBINATION SUBFLOOR UNDERLAYMENT TO FRAMING 37 3/4" AND LESS 6d DEFORMED (2"x0.120") NAIL OR 8d COMMON (2 1/2"x0.131") NAIL 6" 12" 38 7/8" - 1" 8d COMMON (2 1/2"x0.131") NAIL OR 8d DEFORMED (2 1/2"x0.120") NAIL 6" 12" 39 1 1/8" - 1 1/4" 10d COMMON (3"x0.148") NAIL OR 6" 12"	34	1/2" STRUCTURAL CELLULOSIC FIBERBOARD SHEATHING 25/32" STRUCTURAL CELLULOSIC FIBERBOARD SHEATHING	OR I" CROWN STAPLE 16 GA. 1 1/4" LONG 1 3/4" GALV. ROOFING NAIL, 7/16" CROWN OR I" CROWN STAPLE 16 GA. 1 1/2" LONG 1 1/2" GALV. ROOFING NAIL, STAPLE GALV.,	3″ 6″
37 3/4" AND LESS 6d DEFORMED (2"x0.120") NAIL OR 8d COMMON (2 1/2"x0.131") NAIL 38 7/8" - 1" 8d COMMON (2 1/2"x0.131") NAIL OR 8d DEFORMED (2 1/2"x0.120") NAIL OR 12" 39 1 1/8" - 1 1/4" 10d COMMON (3"x0.148") NAIL OR 6" 12"	34	1/2" STRUCTURAL CELLULOSIC FIBERBOARD SHEATHING 25/32" STRUCTURAL CELLULOSIC FIBERBOARD SHEATHING 1/2" GYPSUM SHEATHING	OR 1" CROWN STAPLE 16 GA. 1 1/4" LONG 1 3/4" GALV. ROOFING NAIL, 7/16" CROWN OR 1" CROWN STAPLE 16 GA. 1 1/2" LONG 1 1/2" GALV. ROOFING NAIL, STAPLE GALV., 1 1/2" LONG, 1 1/4" SCREWS TYPE W OR S 1 3/4" GALV. ROOFING NAIL, STAPLE GALV.,	3" 6" 7" 7"
38 7/8" - 1" 8d COMMON (2 1/2"x0.131") NAIL OR 6" 12" 39 1 1/8" - 1 1/4" 10d COMMON (3"x0.148") NAIL OR 6" 12"	34	1/2" STRUCTURAL CELLULOSIC FIBERBOARD SHEATHING 25/32" STRUCTURAL CELLULOSIC FIBERBOARD SHEATHING 1/2" GYPSUM SHEATHING 5/8" GYPSUM SHEATHING	OR I" CROWN STAPLE 16 GA. 1 I/4" LONG 1 3/4" GALV. ROOFING NAIL, 7/16" CROWN OR I" CROWN STAPLE 16 GA. 1 I/2" LONG 1 1/2" GALV. ROOFING NAIL, STAPLE GALV., 1 1/2" LONG, 1 1/4" SCREWS TYPE W OR S 1 3/4" GALV. ROOFING NAIL, STAPLE GALV., 1 5/8" LONG, 1 5/8" SCREWS TYPE W OR S	3" 6" 7" 7"
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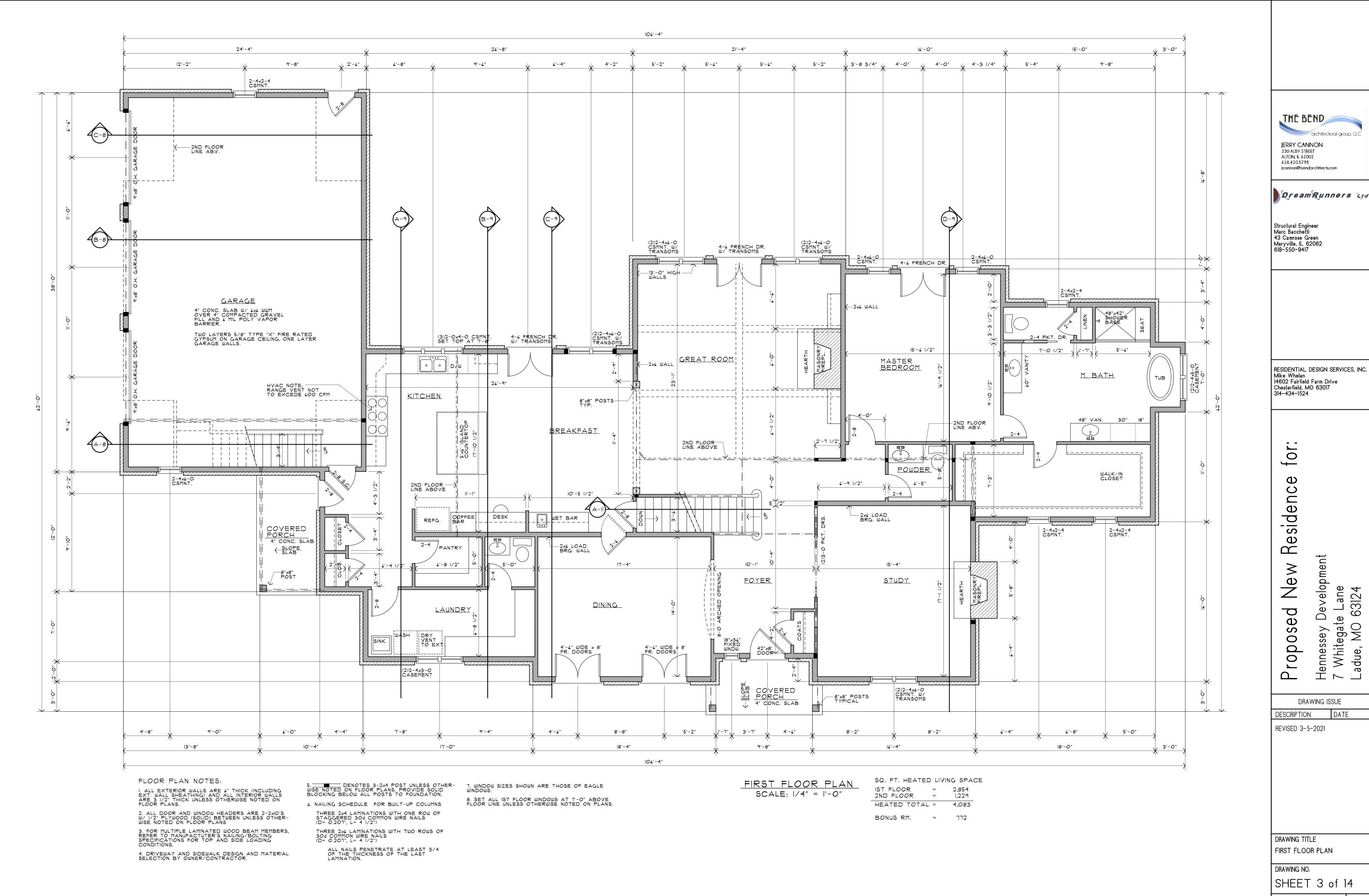
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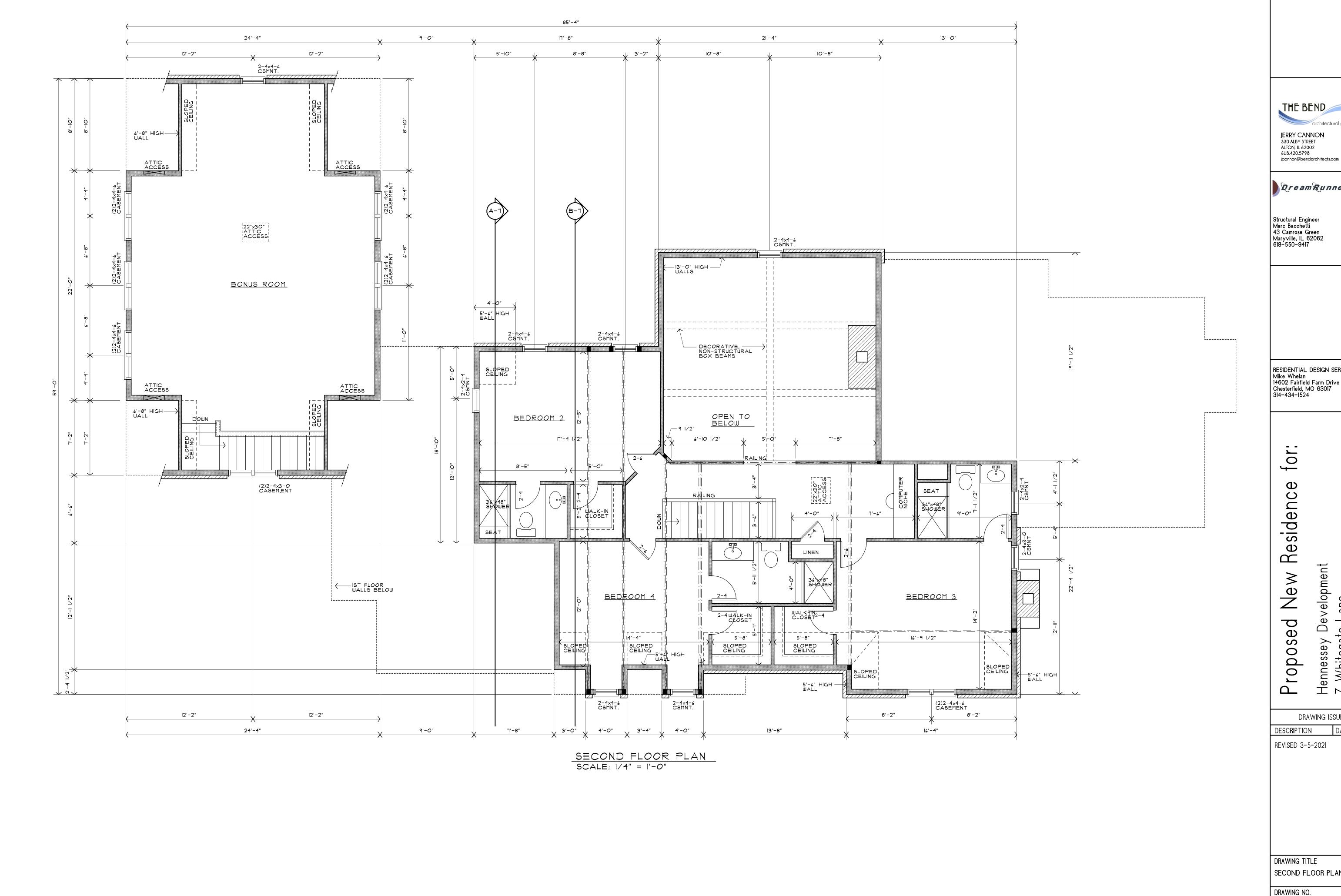
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